

APPLICATION FOR FEDERAL SURPLUS PROPERTY
FOR PUBLIC PARK OR RECREATIONAL PURPOSES

Part "A"

To: Bureau of Outdoor Recreation
(Address) Box 36062, 450 Golden Gate Ave. San Francisco, Calif. 94102

The undersigned COUNTY OF SAN LUIS OBISPO
(State or local government or instrumentality thereof)
hereinafter referred to as the Applicant or Grantee, acting by and through
NED A. ROGOWAY, County Planning Director
(Name and Title)

Room 102 Courthouse Annex

(Street Address)

of San Luis Obispo, California 93401

hereby makes application to the United States pursuant to Section 203(k)(2) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 387), as amended, and in accordance with the rules and regulations of the Department of the Interior, for the transfer of the following property which has been declared surplus by the General Services Administration and is subject to assignment to the Secretary of the Interior for disposal for public park or recreation purposes:

Name:

GSA No.: D-CALIF.-834

Approx. Acreage: 515.3± Acres (Ultimate Park to consist of
713.3± Acres)

This property is more fully described in Part "B" of this application, attached hereto and made a part thereof.

Enclosed herewith is a resolution or certified statement, showing the authority of the undersigned to execute this application and to do all other acts necessary to consummate the transaction.

The undersigned agrees that this application is made subject to the following terms and conditions:

1. This application and its acceptance by the Department of the Interior shall constitute the entire agreement between the Applicant and the Department of the Interior, unless modified in writing signed by both parties.
2. The descriptions of the property set forth above are believed to be correct, but any error or omission shall not constitute ground or reason for nonperformance of the agreement resulting from the acceptance of this application.
3. It is understood that the property is to be conveyed "As Is" and "Where Is" without representation, warranty, or guaranty as to quantity, quality, character, condition, size, or kind, or that the same is in condition or fit to be used for the purpose intended, and no claim for any adjustments upon such grounds will be considered after this application has been accepted.

4. The Applicant agrees to assume possession of the property within 15 days of any written request given by the Department of the Interior after the property has been assigned to the Department of the Interior by the General Services Administration. Should the Applicant fail to take actual possession within such period, it shall nonetheless be charged with constructive possession commencing at 12:01 a.m., local time, of the 16th day after such request by the Department of the Interior. The word "possession" shall mean either actual physical possession or constructive possession.
5. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for any general and special real and personal property taxes which may have been or may be assessed on the property, and to prorate sums paid, or due to be paid, by the Federal Government in lieu of taxes.
6. As of the date of assumption of possession of the property, or the date of conveyance, whichever occurs first, the Applicant shall assume responsibility for care and handling and all risks of loss or damage to the property, and have all obligations and liabilities of ownership.
7. The Applicant shall on a mutually agreeable date not later than 30 days after the property has been assigned to the Department of the Interior, or such longer period as may be agreed upon in writing, tender to the Department of the Interior the purchase price.
8. Conveyance of the property shall be accomplished by an instrument, or instruments, in form satisfactory to the Department of the Interior without warranty, express or implied, and shall contain reservations, restrictions, and conditions substantially as follows:
 - A. That the Grantee shall forever use the property in accordance with its application, and the approved program of utilization included in the application.
 - B. That the Grantee shall, within 6 months of date of the deed of conveyance, erect and maintain a sign or marker near the point of principal access to the conveyed area indicating that the property is a park or recreation area and is or will be made available for use by the general public.

- C. The property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved program, A, above, through concession agreements entered into with third parties, provided the prior concurrence of the Secretary of the Interior in writing is obtained to such agreements.
 - D. Biennial reports setting forth the use made of the property during the preceding two-year period shall be prepared by the Grantee and submitted to the appropriate Regional Office of the Bureau of Outdoor Recreation at Box 36062, 450 Golden Gate Avenue, San Francisco, California 94102, for ten consecutive reports and as further determined by the Secretary of the Interior.
 - E. The Federal Government shall have the right during the existence of any national emergency declared by the President of the United States of America, or the Congress, thereof, to the full unrestricted possession, control and use of the premises, or any part thereof without charge; provided the Government shall bear the entire cost of maintenance of all property so used.
 - F. The Federal Government shall have the right to reserve all oil, gas, and mineral rights.
 - G. Title to the property transferred shall revert to the United States at its option in the event of non-compliance with any of the terms and conditions of disposal.
9. The program of utilization included in Part "B" of the application may be amended, at the request of either the Applicant or the Federal Government, with the written concurrence of the other party. Such amendments will be added to and become a part of the original application and shall be consistent with purposes for which the property was transferred. The Applicant further agrees to furnish such data, maps, reports, and information as may be needed by the Bureau of Outdoor Recreation.
10. Any title evidence which may be desired by the Applicant will be procured by the Applicant at its sole cost and expense. The Federal Government will, however, cooperate with the Applicant or

its authorized agent in this connection, and will permit examination and inspection of such deeds, abstracts, affidavits of title, judgments in condemnation proceedings, or other documents relating to the title of the premises and property involved, as it may have available. It is understood that the Federal Government will not be obligated to pay for any expense incurred in connection with title matters or survey of the property.

11. The Applicant shall pay all taxes imposed on this transaction and shall obtain at its own expense and affix to all instruments of conveyance and security documents such revenue and documentary stamps as may be required by Federal and local law. All instruments of conveyance and security documents shall be recorded within 30 days of their receipt in the manner prescribed by local recording statutes at the Applicant's expense.
12. The attached "Assurance of Compliance with the Department of the Interior Regulations under Title VI of the Civil Rights Act of 1964" is hereby made a part of the application.

Nedra J. Gray
(Name)
Planning Director
(Title)

(Dated) September 29, 1971 Room 102 Courthouse Annex
(Address of Applicant)
San Luis Obispo, California 93401

ACCEPTANCE BY THE GOVERNMENT

Accepted by and on behalf of the United States of America this 26th
day of November, 1971.

DEPARTMENT OF THE INTERIOR

By [Signature]
ACTING REGIONAL DIRECTOR

**Assurance of Compliance with Department of the Interior Regulations
under Title VI of the Civil Rights Act of 1964**

The following agreement is made by the applicant in consideration of and for the purpose of obtaining the transfer of any or all property covered by this application and the applicant recognizes and agrees that any such transfer will be made by the United States in reliance on said agreement.

The applicant agrees that (1) the program for or in connection with which any property covered by this application is transferred to the applicant will be conducted in compliance with, and the applicant will comply with and require any other person (any legal entity) who through contractual or other arrangements with the applicant is authorized to provide services or benefits under said program to comply with, all requirements imposed by or pursuant to the regulations of the Department of the Interior (43 CFR Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this agreement shall be subject in all respects to the provisions of said regulations; (3) the applicant will promptly take and continue to take such action as may be necessary to effectuate this agreement; (4) the United States shall have the right to seek judicial enforcement of this agreement; and (5) this agreement shall be binding upon the successors and assigns of the applicant.

It is agreed that the instrument effecting the transfer to the applicant of any property covered by this application will contain provisions satisfactory to the United States incorporating the substance of the foregoing agreement, such provisions to consist of (a) a condition, coupled with a right reserved to the United States to cause the property to revert to the United States in the event of any breach of such condition, and (b) a covenant running with the land.

PART "B"

APPLICATION FOR REGIONAL PARK ON FEDERAL SURPLUS PROPERTY AT CAMP SAN LUIS OBISPO

Description of Property

The proposed park, herein referred to as RANCHO EL CHORRO REGIONAL PARK being a portion of federal surplus land and Camp San Luis Obispo GSA No. D-Calif.-834 extends along the north side of State Highway #1 a distance of approximately 1.2 miles. The property is "L" shaped and penetrates northward from Highway One a distance of one and two-thirds miles.

Access to the property presently consists of a narrow, poorly paved road, formerly used for military training purposes, that intersects Highway One at Dairy Creek. This road proceeds northward through the property, following Dairy Creek, until it intersects with another military road referred to as Range Road, Range Road proceeds eastward through property owned by California State Polytechnic College and the County Superintendent of Schools.

Utility easements crossing the property consist of a five foot Southern Counties Gas easement extending along an east-west line close to Highway One and a 20 foot easement for the Whale Rock water line located approximately one-half mile north of Highway One. There are no powerline easements across the property. It is the intention of the County to file for the water rights on Dairy Creek when the property is secured.

A field survey has yet to be conducted for the subject property but the enclosed map, compiled by Daniel J. Stewart has been used to indicate the portion of surplus property being applied for. A separate application will be filed at a later date for an additional 198 acres when this land is declared surplus. This 198 acres is included in the park development plan.

Justification of Need

At the present time, recreation areas and facilities in the Morro Bay - San Luis Obispo Coastal Valley are limited to the following improvements:

1. Cuesta Park - This park is a small (approximately five acres) county operated park on the north edge of San Luis Obispo City. It is extremely popular and heavily used by groups. A great need exists for similar facilities close to San Luis Obispo City.

2. County Schools Education Campus -- The Education Campus is located immediately west of the requested property. This facility is developing into a popularly used education center by teachers, classes and organizations. Activities include in-service training, workshops and outdoor education activities. The campus contains 206 acres.
3. Los Padres National Forest -- This rugged national forest land lies about one-half mile north of the subject property. Because of the steep mountainous terrain and difficult access, little public use is made of it. However, the National Forest still remains as a great potential for the future.

The proposed regional park would expand the current supply of recreational facilities and activities available to the public. The above mentioned facilities do not provide adequately for current or future outdoor recreation needs.

The proposed recreation area is located approximately five miles from San Luis Obispo City and seven miles from Morro Bay City. It is also ten miles to Baywood-Los Osos.

The entrance to the property is from State Highway One, an excellent four-lane expressway. Access time would not exceed 15 minutes from any of the three communities mentioned above.

According to the 1970 U. S. Census, 38,632 persons resided in the three communities. As a group, they also represent the fastest growing towns in the County. The estimated population by 1980 is expected to reach 54,000. At the present they contain 36.5% of the total county population. By 1980, it would rise to 38%.

The individual community breakdown to 1990 is as follows:

<u>Town</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>
Morro Bay	5,599	7,109	9,500	12,800
S. L. O. City	20,437	28,036	37,600	50,500
Baywood	1,480	3,487	7,220	14,850
S. L. O. County	81,044	105,690	142,000	191,000

In respect to the need for this facility, the often-cited California Public Outdoor Recreation Report of 1960 is still a valid reference for standards and projected demand. Outdoor recreation activities projected for San Luis Obispo County had the following percentage increases between 1958 and 1980:

Camping	850%
Picnicking	188%
Riding and Hiking	385%
Swimming	240%
Boating	360%
Fishing	70%

Deficiencies in selected types of recreation facilities are expressed in the following table derived from the San Luis Obispo County Recreation Plan. Minimum needs are projected for 1985.

<u>Facilities</u>	<u>1965</u>	<u>1985</u>
Camp Sites	1,000	2,000 +
Picnic Sites	650	1,950

Projections of necessary facilities for all major activity groups listed above fall considerably short of the 1985 projected demand. In other words, even if the proposed facilities on the requested land are constructed or established they will only go a short way in fulfilling the projected demand by 1985 for each of the activities described.

Many of the proposed activities are not conventional for most parks, therefore, no standards have been developed to measure need. It should be noted though that residents of the three principal communities make considerable use of existing recreation facilities, particularly those close by. College students from California Polytechnic and Cuesta College are especially heavy users of outdoor recreation facilities. The relatively low cost of outdoor recreation is also an important factor for families seeking recreation activity.

Conservation practices and principals and environmental considerations are basic concepts important to the aware citizens of this area.

It is anticipated that the park concept herein advanced will be well received and will fulfill definite needs.

Suitability of the Site for a Regional Park

The property may be physically described as a narrow stream valley bordered by low rolling hills. The elevation rises to the north and leads into the Santa Lucia mountains approximately one mile beyond the northern boundary. Tree cover is confined to the creek, its tributaries and certain north facing slopes. Native grasses cover the balance of the land except for a few areas of exposed rock. Dairy Creek is a minor tributary of the Chorro Creek basin but normally it flows late into September.

There are no easement, right of use or encumbrance problems that should affect a public park or recreation use.

Riparian rights to surface waters of Dairy Creek will be filed upon.

Although an encroachment permit must be obtained from the Division of Highways in order to gain access to Highway One, no problems are anticipated.

Easement rights across property to the north of the subject parcel must be obtained from California Polytechnic College if trails linking the property with the National Forest are to be established.

Plan of Development

The park concept will feature a low level of development for the first 5 years primarily because utilities will not be fully developed. Water, sewers and roads will be improved only as needed for limited day use.

With the expansion of major utilities, additional facilities generally located toward the interior of the park will be developed. This second stage of development will also mark the up grading of the day use area. More extensive landscaping and site improvement will be possible.

The most expensive single facility proposed for the park is the golf course during the later stages. It is estimated this facility will cost around \$350,000 to construct. However, additional costs and improvements could add another \$500,000.

Several financial and administrative arrangements are currently being explored, but it is premature at this point to advance a definite proposal. A possible arrangement might involve a concession operated facility in which the County would receive a percentage of the gross receipts.

In respect to the amount of land being requested for this park, it is important to bring out the fact that a good portion is steep with considerable rock outcropping in evidence. Most of this area has been designated "Open Space" on the development plan and it will be used by hikers, nature enthusiasts and equestrians. Trails will be established for these purposes but otherwise the land will be left in its natural state.

The proposed plan of development is divided into 3 phases. These phases may be described as follows:

Phase I

During the first 5 years after acquiring the property the County will improve some 70 acres of land. Improvements will be for day use activities and will be installed as the County has the capability to do the work. This means that the County will proceed slowly at first because it would be dependent largely upon County forces, civic organizational efforts and departmental budgets to absorb most of the labor and improvement costs. Some assistance from California State Polytechnic College students is also a possibility. These students could be utilized in the construction of play equipment, landscaping and other work items similar to projects now being conducted on campus under the architectural engineering and horticulture departments.

During Phase I, the County intends to explore available federal grant and loan programs in an attempt to alleviate some of the financial burdens.

In any case, by the end of the 5-year period the County should have accomplished the following level of improvement.

1. Fifty family picnic sites complete with barbecue pits and tables. The sites will be located along Dairy Creek and will extend approximately 3/4 of a mile north of the main entrance gate. Red-rock surfaced parking lots convenient to the sites will be also provided.
2. Four group picnic sites installed at locations shown on the development plan. Each site includes barbecue pits and tables. Two sites are for large groups and two are for small groups. Adequate parking area near each site will be provided.
3. Two softball fields with backstop screens and an all-purpose grass field. The provision of a grass turf for these two facilities require, first, a larger water system then initially possible to provide, and second, an irrigation sprinkler system which is a major expense item. However, it is anticipated the water supply problem will be overcome during the 5-year period and a sprinkler system will also be installed.
4. Game courts for volley ball, basketball and horseshoes will be installed early in the development stage.
5. Archery and Skeet Range: Facilities for the sportsman have been included in the regional park plan. The county at the present time does not have adequate archery or skeet ranges. Due to the avid interest in hunting in the county, such facilities as proposed would be well received by the public.

The archery range is envisioned as a field course with a variety of targets and distances. The development of such a course would for the most part, be financed and administered by local sportsman associations.

The skeet range would allow the shotgun advocate a much needed practice area. The topography in the proposed location is such that no danger would exist to surrounding uses. The development of this facility would also be managed by local sportsmen.

The amount of land proposed for these two uses is approximately 10 acres.

Water Supply

According to the County Hydraulic Engineer water could be furnished from a good well now existing on County property. The primary uses of this water well be the new County Jail and Operations Center. However, a quantity sufficient to supply the needs of Phase I facilities in the park could be provided through existing camp systems. Transportation of the water in sufficient quantity to the park would be the main problem. The Superintendent of the California Men's Colony has indicated a willingness to go along with a plan of water sharing in which water from the County well would be put into the State's distribution system in return for water the County would remove from the Whale Rock pipeline at a point where the pipeline crosses the park property.

Eventually a source of water (possibly in conjunction with the County Schools project on adjoining property) will be developed which will allow the expansion of park facilities as proposed in Phases II and III. The County Hydraulic Engineer's Office is currently exploring a regional water supply program that would also accommodate this park.

Sanitary Facilities

Sanitary facilities in the day-use area will consist of two permanent restrooms as identified in the cost analysis breakdown. One will be 400 sq. ft. in area and the other will be 200 sq. ft. These restrooms will be located as shown on the plan of development. If additional restrooms prove to be needed in the day-use area, chemical toilets will be provided.

The permanent restrooms will operate on septic tank systems until such time as agreements can be made to connect lines into the existing sewage treatment plant located near Cuesta College in the main camp area.

This plant apparently has excess capacity and again the Superintendent of the Men's Colony expressed support for any proposal to jointly use their existing waste disposal facility.

Under this agreement, the waste would be collected on-site to flow by gravity along Dairy Creek, across State Highway 1 to the existing collection system and then by gravity to the treatment plant.

Electrical Service

Electrical service can easily be installed to any part of the park. In the day-use area electricity will be provided for the group picnic sites, the administrative office and entrance area and the restrooms. Consideration will be given to installing power lines underground as recommended.

Trash Collection

Trash pick-ups may be conducted by County forces or by contracted service. The method and location will be subject to approval by the County Public Health Department.

Access Roads

There is currently in existence a poorly paved road which provides direct access to the park area from highway one. Necessary improvements as part of Phase I development includes widening the pavement to 20' to accommodate two-way recreational traffic for a distance of approximately 1 mile. Additional road development consists of a one-way circulating road around the main part of the day-use area, widening of the entrance apron and a deceleration lane on highway one to facilitate easier access to the park; a grade crossing lane to allow traffic exiting from the park an opportunity to travel eastward.

PHASE II

Upon the establishment of permanent sewer and water systems several activity areas will be possible toward the interior of the park. These facilities, as designated on the Phase II section of the development plan, will be installed between the 5th and 7th years. The major expense will involve the extension of utility lines and the improvements of roads to each site. These facilities are described below:

1. Multi-Use Arena: The great number of riding and roping clubs in the area justify the development of a multi-use arena which would be used for horse shows, gymkhanas and other equestrian related activities. In conjunction with the arena, individual and group picnic areas should be developed for ranch style barbeques.

The arena is located on a 20-acre site, which could accommodate parking area for several hundred automobiles. Parking would be provided on graded but unpaved fields adjacent to the arena. In conjunction with the arena a very attractive site along the creek and near the intersection of Dairy Creek Road and Range Road will be reserved for both group and family picnicking.

2. Wildlife Sanctuary: The wildlife sanctuary occupies around 80 acres of hilly grassland just north of the arena area. The animals confined here would consist principally of species of grazing animals native to Western United States which are threatened by extinction. In addition some exotic varieties of animals adaptable to the area could be included.

The objective of this use is to provide visitors with an additional attraction to enjoy.

3. Organization Camping Area: This area is set aside for organizations such as the boy scouts, the girl scouts, the Y.M.C.A. and religious organizations. The site is located at the upper end of Dairy Creek with easy access to the Los Padres National Forest. Emphasis would be placed upon study of the natural environment and camp craft experience. Currently there is a pressing need for such a facility because these groups must rely upon crowded public campgrounds.

The group camp area will cover about 8-10 acres. Site improvements will include barbecue pits, drinking water, cleared tent sites, redwood tables and chemical toilets. If any group wishes to construct cabins, dining rooms or other improvements they may be permitted to do so as long as such improvements will also be available to any group using the area.

4. Stables: The area provided for stables is situated between the organization camp area and the wildlife sanctuary. This location is suitable because a system of riding and hiking trails circulating throughout the park also extends into the National Forest just to the north of the site. This facility will be concession operated and necessary improvements other than utilities will be installed by the concessionaire. Approximately 4 acres will be set aside for the use.

5. Arboretum: The idea of an arboretum, botanical garden and nature walk area is appealing to many interest groups in the County. The location proposed is along a physically attractive portion of Dairy Creek.

Donations of plants as well as the construction could be implemented through co-operation with the Cal Poly Ornamental Horticulture Department as well as through several garden clubs in the county.

A total of 12 acres will be devoted to the arboretum area.

PHASE III

Phase III is the last stage of development and will include the high cost facilities. These facilities may not be commenced until the 10th year.

1. The Golf Course: At present there is only one County operated golf course in the area. This course is the very popular Morro Bay Golf Course. The facility is heavily used particularly in the summer months and draws visitors from distant parts of the state. Summer demand exceeds the capacity of the facility.

The proposed golf course would help to allay part of this demand. The location of the course is ideal for this purpose since it is near enough to serve the City of San Luis Obispo (30,000 people) where no public course is located. Its close proximity to a good major highway encourages county-wide use.

The immediate physical site lies along the north side of State Highway 1 between Dairy and Pennington Creeks. It is ideal for a golf course since it is both scenic and offers interesting terrain for the layout of fairways and greens.

The terrain is flat to gently rolling with a few prominent knolls. The property does have a slight wind problem at various times depending upon the pressure regions existing off the coast. This condition is no worse than those existing on other golf courses in the county.

The planned course would have full public view and access from Highway 1. These factors are important in that much of the traveling public would be immediately aware of the recreational aspects of the property.

It is reasonable to expect that within a few years after completion, the course would be heavily used and quite popular, even produce income. The greatest amount of use would come from residents of San Luis Obispo City including student use from California Polytechnic College and Cuesta College.

Water for irrigation purposes is critical to the establishment of the course. The average course requires about 500,000 gallons of water per day. It is therefore imperative that a permanent and adequate supply be available before construction. Treated effluent from the sewage treatment plant at the camp may be a possible supply of this water.

Approximately 140 to 180 acres will be used for the golf course.

The interim use proposed for the golf course site is an all-purpose dirt track suitable for local sport car or motorcycle racing enthusiasts.

2. Amphitheater: There currently exists a natural bowl on the front portion of the property. An existing access road from the main day use and parking area could be improved. Uses compatible would include concerts of a folk or rock nature, Greek tragedys, square dancing, etc. The possibility also exists for the inclusion of a county sports stadium to be used by Cuesta and Cal Poly. The estimated land area needed for this facility is approximately 5 acres. Automobile parking will be ahndled on a temporary overflow basis and will be situated primarily on level ground in the day-use area.
3. Overnight camping: A comparatively small scale overnight camping facility is proposed for an eight acre section of the regional park. The location is midway in the park area and close enough to the primary utility area to minimize cost of facilitating water and sanitary considerations.

A group picnic site is also in close proximity to ensure the barbeque needs of camper clubs who might require such a facility.

ACREAGE REQUIREMENTS OF PROPOSED FACILITIES

	<u>ACRES</u>
Golf Course	180
Day Use Area	40
Picnic Sites, Individual	21
Arboretum	12
Amphitheater	5
Archery Range	3
Skeet Range	3
Picnic Sites, Group	8
Overnight Camping Area	8
Stables	4
Organizational Camp	10
Equestrian Arena	20
Wildlife Sanctuary	80
	<u>394</u>
Open Space	<u>356</u>
Park Total	750 acres

PRELIMINARY COST ESTIMATES

DAY USE FACILITIES

<u>50 Picnic Sites</u>	<u>Units</u>	<u>Cost Per Unit</u>	<u>Cost Est.</u>
Redwood Table	50	100	5,000
Stove	50	75	3,750
Clearing and Grading	50	100	5,000
			<u>13,750</u>
<u>4 Group Picnic Sites</u>			
Redwood Tables	60	100	6,000
Barbecue Pits	4	200	800
Clearing and Grading	4	300	1,200
			<u>8,000</u>
<u>Playground Area</u>			
Baseball Diamond and Backstop	2	500	1,000
Utility Field - Grass			2,500
Volley Ball Court	1	300	300
Basketball Court	1	500	500
Grading			1,000
			<u>5,300</u>
<u>Children's Play Area</u>			
Revolving Platform	1	600	600
16' Slide	1	400	400
Swing Set	1	400	400
Climber	1	350	350
Circus - 12' Dia.	1	350	350
Grading			500
			<u>2,600</u>
<u>Restrooms</u>			
(1) Woodframe, 400 Sq. ft.			12,000
(1) Woodframe, 200 Sq. ft.			8,000
			<u>20,000</u>
<u>PARKING AREA</u>	<u>Units</u>	<u>Cost Per Unit</u>	<u>Est. Cost</u>
Chip Seal Surface	2.5 ac.	1000	2,500
ENGINEERING & CONTINGENCIES @20%			10,430
TOTAL COST - DAY USE FACILITIES			62,580

PRELIMINARY COST ESTIMATE (Continued)

OVERNIGHT CAMPING FACILITIES

<u>40 Camping Sites</u>	<u>Units</u>	<u>Cost Per Unit</u>	<u>Est. Cost</u>
Redwood Tables	40	100	4,000
Stoves	40	75	3,000
Gravel Pad	40	125	5,000
Clearing and Grading			<u>12,000</u>
<u>Restroom</u>			
Woodframe, 600 Sq. ft.			15,000
ENGINEERING AND CONTINGENCIES @20%			5,400
TOTAL COST - OVERNIGHT CAMPING AREA			32,400

GOLF COURSE

Estimated development 850,000

RECREATION ROADS

Main Camp Roads - 2.5 miles	78,000
One-Way Roads - 1.0 mile	<u>7,500</u>
	85,500

Cost Estimates for the remaining facilities and improvements have not been developed at this time.

ADDENDUM TO PART "B" OF THE APPLICATION
FOR A REGIONAL PARK AT CAMP SAN
LUIS OBISPO - GSA NO. D-CALIF. 834

1. Mini-Bike and Motorcycle Area

The motorcycle course here-to-fore proposed for the former golf course site will fulfill a definite need in the County. At present there is a large number of motorcycle enthusiasts in the County. This is particularly true in the San Luis Obispo City area where most of the college students at California State Polytechnic College reside.

These motorcycles vary in size from the mini-bike to more powerful varieties. The most popular type of bike is the dirt trail bike. However, there are few places where these bikes can be legally ridden. There is also growing resentment to their misuse in local neighborhoods.

The 200 acre site proposed for motorcycle use would actually provide two courses. One course, reserved for bikes under 100 c.c. capacity, would occupy 40 acres. The other course would be laid out in the remaining 160 acres and would be used by medium sized motorcycles ranging between 100 and 250 c.c.

Local motorcycle clubs will be contacted to assist in designing suitable courses and to assume responsibility for supervising use and enforcing regulations as set forth by the County.

The establishment of the motorcycle courses will serve until the golf course package can be assembled. If the facility proves popular enough it may be in the best interest of the County to retain this use and seek an alternate site for the golf course.

2. The Financial Plan for the Development of Phase I Improvements

The County intends to pursue a Land and Water Conservation Grant for the construction of recreation and utility improvements. However, the Board of Supervisors have agreed to appropriate funds from the County General Fund, as may be necessary, to meet Phase I construction obligations of the first 18 months.

November 18, 1971

RANCHO EL CHORRO REGIONAL PARK

ESTIMATED BUDGET*
FIRST YEAR

Salaries - Ranger II - 7 day week operation	10,500.00	
Overtime (Holiday work)	<u>300.00</u>	
		10,800.00
Communications	200.00	
Household	500.00	
Maintenance - Equipment	200.00	
Maintenance Structures Improvements & Grounds	1,000.00	
Medical Supply (First Aid)	50.00	
Rental - Equipment (Chemical Toilets)	400.00	
Small Tools	100.00	
Utilities	<u>400.00</u>	
		2,850.00
Fixed Assets - Equipment		
a. ½-Ton pickup	2,000.00	
b. Lawn mower	<u>1,800.00</u>	
		<u>3,800.00</u>
Structures		
a. Office building		
Total		17,450.00

*The above budget estimate supplements earlier cost estimates submitted in the application of September 27, 1971.



COUNTY HYDRAULIC ENGINEER

Courthouse Annex

SAN LUIS OBISPO, CALIFORNIA 93401

September 16, 1968

Mr. B. D. Conrad, Jr.
County Administrative Officer
County of San Luis Obispo
Courthouse Annex
San Luis Obispo, California 93401

Subject: Camp San Luis Obispo Educational
Facilities

Dear Dixon:

This office has completed a preliminary investigation of possible permanent or interim facilities for water supply and distribution and waste collection and disposal for the subject property. The alternatives considered are outlined and discussed below.

Water Supply and Distribution Facilities

In brief, there are five sources of water in the immediate vicinity of the Educational Facilities property. Some of the ramifications of each source are as follows:

State of California. The subject property lies adjacent to the California Men's Colony which owns and operates certain water supply and distribution facilities serving the Men's Colony and Camp San Luis Obispo. The State derives its water from Chorro Reservoir and supplements this supply with water from Whale Rock. Since these sources are only sufficient to meet the State's present and future demands in the area, this water could not be made available on a permanent basis to serve the Educational Facilities.

City of San Luis Obispo. The Whale Rock pipeline passes directly through the subject property, and there exists the physical possibility of obtaining water from these sources. Our information indicates these sources would be more costly than some of the other alternatives. The negotiations would be time-consuming. Furthermore, the water would be untreated and the cost of treatment should be considered in addition to the cost of raw water.

September 16, 1968

The City could not serve this property, with water from Whale Rock or Salinas Reservoir, without having the present authorized places of use from these sources extended.

One possibility, however, would be to provide water from the proposed Santa Rita Reservoir on an exchange basis with the City. This would entail pumping water from Santa Rita Reservoir into Whale Rock Reservoir to replace City water taken from the Salinas Reservoir system or the Whale Rock system. This arrangement would require extending the place of use of the Santa Rita Creek water rights permits, as well as working out suitable agreements with the City and the Whale Rock Commission. In any event, the Santa Rita water would not be available until some time after the Santa Rita-Jack Project receives water approval.

From the foregoing, it is quite doubtful that a permanent source of supply could be worked out with the City in the near future.

Surface Supply. Another possibility would be to store and use surface water from Dairy Creek. This would require a water rights permit and construction of a small dam and water treatment plant.

Since this source would be quite costly to develop, no determination was made of how much water Dairy Creek would produce or if an adequate dam site is available.

On-site Groundwater. An obvious, low-cost source of supply would be the development of an on-site well. As reported earlier, however, this office made several auger borings on the property in search of a suitable well site, and although some water was located, the quantity found was not sufficient to sustain a permanent development of any consequence.

Off-site Groundwater. Although little water was found on the property, by moving closer to Chorro Creek, one encounters an excellent groundwater basin. In fact, Well No. 1, located on County property adjacent to the new jail site, was used by the Army during World War II to supply Camp San Luis Obispo.

This past week, Well No. 1 was tested and found to yield about 500 gallons per minute. This is considerably in excess of the estimated 160 gallons per minute needed to serve the Educational Facilities and the County property at the new jail site.

Since Well No. 1 is located some distance from the subject property, there is the problem of conveying the water to the property. One possibility would be to take water from the State's distribution system at a point near Dairy Creek and State Highway No. 1 and replace it with water from Well No. 1 at a point near Well No. 1, in effect, sharing in the use of the State's distribution system.

Sharing in the use of the State's water distribution system would, of course, require an agreement between the County and the State for the joint use of these facilities. Although it would take some time to complete such an agreement, the Superintendent of the California Men's Colony has indicated that he will support a proposal such as this, provided the County furnishes its own water supply, namely, water from Well No. 1.

Waste Collection and Treatment Facilities

In studying the problems of waste collection and disposal for the subject property, three alternatives were considered. The following is a discussion of each alternative:

Septic Tanks. Along with the auger borings made to locate water, percolation tests were made to determine if the soil is suitable for septic tanks and leaching systems. In brief, the soil is quite marginal, as the percolation rates were very low. Although selected sites might prove successful for small septic tank systems, to serve the entire area with septic tanks is not possible.

As evidenced by the numerous rock outcrops in the area, if large quantities of effluent are disposed of by leaching, some is certain to find its way to the surface to impose a menace and health hazard. Septic tanks should only be used here for small systems at remotely located sites.

On-site Waste Treatment Plant. If no other alternative were available, the waste could be disposed of by a package waste treatment plant. Such a plant would, however, be quite costly.

Camp San Luis Obispo Waste Treatment Plant. The State owns a waste treatment plant along Chorro Creek just below Cuesta College. The plant was originally constructed to serve Camp San Luis Obispo and is now operated by the California Men's Colony to serve the Men's Colony, Camp San Luis Obispo, and Cuesta College. The plant apparently has excess capacity, and here again, the Superintendent of the Men's Colony has indicated he will support an agreement providing for the joint use of their existing waste collection and disposal facilities.

Under such an agreement, the waste would be collected on-site to flow by gravity along Pennington Creek and Dairy Creek, across State Highway No. 1 to the existing collection system, and then by gravity to the treatment plant.

September 16, 1968

Conclusions and Recommendations

It is my conclusion that the least costly and most suitable permanent water supply available to the subject property is that provided by Well No. 1, through use of the State's water distribution system. Further, it is my conclusion that the most suitable waste disposal facilities are those available through the joint use of the State's waste treatment plant and collection system.

To assure that the State's facilities are available to us on a permanent basis as they are needed, I recommend that we commence negotiations with the State, as soon as it is decided to move ahead with the Educational Facilities project.

Attached is a copy of a letter from the Superintendent of the California Men's Colony indicating the State is willing to explore an agreement providing for the County's use of the State's water and sewerage facilities:

Preliminary Cost Estimates

As presently estimated, the total capital cost of providing a complete water system to serve this property is \$100,000. The total capital cost of providing a complete sewer system is \$115,480. The attached sheets give a breakdown of these totals.

Very truly yours,

ROBERT H. BORN
County Hydraulic Engineer

RHB/dm

attachment

CAMP SAN LUIS OBISPO
EDUCATIONAL FACILITIES
WATER SYSTEM
PRELIMINARY COST ESTIMATES

Description of Item	Quantity	Unit	Unit Cost	Total Cost
Well Pump, Controls, etc.	-	L. S.	-	\$1,500
Repair & Paint Pump House	-	L. S.	-	400
Chlorinator, Controls, etc.	-	L. S.	-	1,500
3-inch Water Meter & Vault	2	each	1,000	2,000
Booster Pump, Controls, etc.	-	L. S.	-	1,200
300,000 gallon Steel Water Tank	-	L. S.	-	30,000
Tank Site Preparation & Road	-	L. S.	-	4,000
8-inch Water Line	450	L. F.	6.00	2,700
6-inch Water Line	24,100	L. F.	4.00	96,400
12-inch Jacked Casing	-	L. S.	-	8,000
6-inch Gate Valves	57	each	100	5,700
8-inch Gate Valves	2	each	150	300
2½" x 4" Double Fire Hydrants	15	each	400	6,000
Engineering & Contingencies @ 25 percent		-	-	159,700
Grant Total				39,900
				<u>\$199,600</u>

CAMP SAN LUIS OBISPO
EDUCATIONAL FACILITIES
WATER SYSTEM
PRELIMINARY COST ESTIMATES

Description of Item	Quantity	Unit	Unit Cost	Total Cost
6-inch Sewer Line (Without Paving)	14,130	L. F.	\$3.50	\$49,450
6-inch Sewer Line (With Paving)	900	L. F.	5.00	4,500
4-inch Sewer Line (Without Paving)	2,270	L. F.	2.50	5,680
Manholes & Appurtenances	43	each	300.00	12,900
Cleanouts	27	each	50.00	1,350
12-inch Jacked Casings	2	each	8,000.00	16,000
Septic Tanks (3000 gallon total)	-	L. S.	-	1,000
Leach Lines	1,500	Sq. Ft.	1.00	1,500
Engineering & Contingencies @ 25%	-	-	-	<u>92,380</u> 23,100
Grand Total	-	-	-	<u>\$115,480</u>

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Mon day September 27, 1971

PRESENT: Supervisors M. Roland Gates, Elston L. Kidwell, Howard D. Mankins
Hans Heilmann, and Chairman John V. Freeman

ABSENT: None

RESOLUTION NO. 71-448
RESOLUTION AUTHORIZING APPLICATION FOR
515.3 $\frac{1}{2}$ ACRES OF CAMP SAN LUIS OBISPO

The following Resolution is now offered and read:

WHEREAS, Certain real property owned by the United States, located in the County of San Luis Obispo, State of California, has been declared surplus and at the discretion of the General Services Administration, may be assigned to the Secretary of the Interior for disposal for public park or recreation purposes, under the provisions of Section 203(k)(2) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 387), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows: 515.3 $\frac{1}{2}$ Acres of Camp San Luis Obispo, G. S. A. # D-Calif. 834; and

WHEREAS, The County of San Luis Obispo needs and will utilize said property in perpetuity for a public park or recreation area as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder.

NOW, THEREFORE BE IT RESOLVED That the County of San Luis Obispo shall make application to the Secretary of the Interior for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of the Interior, or his authorized representative, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto.

BE IT FURTHER RESOLVED That the County of San Luis Obispo has legal authority, is willing and is in a position to assume immediate care and maintenance of the property, and that Ned A. Rogoway, County Planning Director be and is hereby authorized for and on behalf of the County of San Luis Obispo to do and perform any and all acts and things which may be necessary to carry out the foregoing Resolution, including the preparing, making, and filing of plans, applications, reports and other documents, the execution, acceptance, delivery and recordation of agreements, deeds and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation of instruments, appraisal fees, or other costs identified with the Federal Surplus Property Acquisition.

Planning
WFM:ah

On motion of Supervisor Heilmann, seconded by Supervisor Gates, and on the following roll call vote, to-wit:

AYES: Supervisors Heilmann, Gates, Kidwell, Mankins, Chairman Freeman

NOES: None

ABSENT: None

the foregoing resolution is hereby adopted.

John V. Freeman
Chairman of the Board of Supervisors

ATTEST:

Ruth Warnken
Clerk of the Board of Supervisors

The undersigned Deputy Clerk of the Board of Supervisors certifies that pursuant to Section 25103 of the Government Code delivery of this document has been made on September 29, 1971.

RUTH WARNKEN
County Clerk and Ex-Officio Clerk
of the Board of Supervisors

By Diane R. Maddux
Deputy Clerk.

STATE OF CALIFORNIA, }
County of San Luis Obispo, } ss.

I, RUTH WARNKEN, County Clerk and ex-officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this 30
day of September, 1971.

(SEAL)

RUTH WARNKEN
County Clerk and Ex-Officio Clerk of the Board
of Supervisors

By Diane R. Maddux
Deputy Clerk.

COUNTY OF SAN LUIS OBISPO
OFFICE MEMORANDUM

To: PLANNING DEPARTMENT
Att: Bill McDonald
From: DISTRICT ATTORNEY'S OFFICE

Date: August 2, 1971

Subject: Proposed Regional Park - Chorro Valley

This is to confirm our recent conversation regarding the possible legal devices by which a regional park could be developed under the joint sponsorship of the County, the City of San Luis Obispo, and the City of Morro Bay. As we discussed, the three entities involved could enter into a joint powers agreement whereby one of the entities would be authorized to perform the actual acquisition of land and development of facilities. This would, of course, involve numerous guarantees to the respective entities as to rights accruing under the transaction, provisions for respective financial contribution by each, and provisions relating to control of the facilities among others.

As to possible financing devices, this is, of course, an extremely complex area. If the parties do not anticipate any type of pay as you go arrangement, then, of course, a lump sum of money must be acquired by means of some financing device which would produce the same. Among the possibilities in this regard would be general obligation bonds, revenue bonds, some type of lease-purchase arrangement involving a private corporation which would finance the construction, or a similar arrangement involving a non-profit corporation formed for this specific purpose. The initial problem with respect to public bonding is the problem of defining the area of benefit, since the bonds must be voted on and must

be for either a designated area or county-wide. If they are to be restricted to a specific area (called an Improvement District) there is, of course, the problem of establishing and identifying such area. For general obligation bonds, furthermore, a two-thirds majority vote would be required for authorization. Revenue bonds would require only a majority vote, but are not as marketable as general obligation bonds and in this particular instance might be virtually impossible to sell. The various lease-purchase arrangement can be set up in a multitude of ways, but all basically involve the concept of a corporation (non-profit or otherwise) financing the construction at the initial stages, either through use of existing corporate funds or through sale of corporate bonds, then the entering into of a lease-purchase agreement with the public agency whereby the agency over a period of years makes annual payments to the corporation. At the end of such lease period upon the last payment the agency acquires title to the facility.

We would suggest that before any definite arrangement is made with respect to a joint powers agreement, that the County retain a financial consultant, such as the firm of Stone and Youngberg, to advise the County on the most preferable and feasible method of performing the financing. This office would be happy to assist your department with respect to this transaction.

ROBERT N. TAIT
District Attorney

By:  Stephen N. Cool
Deputy District Attorney

cc: Supervisor Kidwell

SNC:nn

Administrative Management — Office of Planning Director

COUNTY OF SAN LUIS OBISPO • ROOM 217, COURTHOUSE ANNEX • SAN LUIS OBISPO, CALIFORNIA 93401 • AC/805 543-1550



NED A. ROGOWAY
COUNTY PLANNING DIRECTOR

X 211

January 18, 1972

Handwritten initials "JSL" in pink ink above the routing slip.

Rec'd 9 JAN 1972
Regional Director
Ass't. R. D. Coord.
Ass't. R. D. (PA & GLO)
Admin.
<input checked="" type="checkbox"/> Pet. Coord.
Water Resources
Tech. Assistance
Grants In Aid
Information

Mr. Frank E. Sylvester
Regional Director
U.S. Department of the Interior
Bureau of Outdoor Recreation
Pacific Southwest Regional Office
Box 36062
San Francisco, California 94102

Dear Mr. Sylvester:

As you are aware, the County of San Luis Obispo is eager to acquire the subject 207 acre portion of Camp San Luis Obispo, GR-CALIF.-834, to supplement a proposed regional park program now in conception.

The plan submitted with the application of September 29, 1971 set forth contemplated uses for a total area of approximately 722 acres. However, since the 207 acres was not available at that time the application requested only 515 acres.

Since the 207 acres is now on "notice of surplus determination" we would like to formally apply for this additional property according to the same terms and conditions applicable to the initial property.

Since our September application, the County has received agreements from the city councils of San Luis Obispo and Morro Bay indicating their desire to participate in the development of the park program.

Sincerely,


NED A. ROGOWAY
Planning Director

NAR:ej

IN THE BOARD OF SUPERVISORS
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

Mon day January 17, 19 72

PRESENT: Supervisors John V. Freeman, Howard D. Mankins, Hans Heilmann,
and Chairman Elston L. Kidwell

ABSENT: Supervisor M. Roland Gates

RESOLUTION NO. 72-31

RESOLUTION AUTHORIZING APPLICATION FOR
207 $\frac{1}{2}$ ACRES OF CAMP SAN LUIS OBISPO

The following Resolution is now offered and read:

WHEREAS, Certain real property owned by the United States, located in the County of San Luis Obispo, State of California, has been declared surplus and at the discretion of the General Services Administration, may be assigned to the Secretary of the Interior for disposal for public park or recreation purposes, under the provisions of Section 203(k)(2) of the Federal Property and Administrative Services Act of 1949 (63 Stat. 387), as amended, and rules and regulations promulgated pursuant thereto, more particularly described as follows: 207 $\frac{1}{2}$ Acres of Camp San Luis Obispo, G. S. A. # 9-GR-Calif-834; and

WHEREAS, The County of San Luis Obispo needs and will utilize said property in perpetuity for a public park or recreation area as set forth in its application and in accordance with the requirements of said Act and the rules and regulations promulgated thereunder.

NOW, THEREFORE BE IT RESOLVED That the County of San Luis Obispo shall make application to the Secretary of the Interior for and secure the transfer to it of the above-mentioned property for said use upon and subject to such exceptions, reservations, terms, covenants, agreements, conditions, and restrictions as the Secretary of the Interior, or his authorized representative, may require in connection with the disposal of said property under said Act and the rules and regulations issued pursuant thereto.

BE IT FURTHER RESOLVED That the County of San Luis Obispo has legal authority, is willing and is in a position to assume immediate care and maintenance of the property, and that Ned A. Rogoway, County Planning Director, be and is hereby authorized for and on behalf of the County of San Luis Obispo to do and perform any and all acts and things which may be necessary to carry out the foregoing Resolution, including the preparing, making, and filing of plans, applications, reports and other documents, the execution, acceptance, delivery and recordation of agreements, deeds and other instruments pertaining to the transfer of said property, including the filing of copies of the application and the conveyance documents in the records of the governing body, and the payment of any and all sums necessary on account of the purchase price thereof or fees or costs incurred in connection with the transfer of said property for survey, title searches, recordation of instruments, appraisal fees, or other costs identified with the Federal Surplus Property Acquisition.

Upon motion of Supervisor Freeman, seconded by Supervisor Mankins, and on the following roll call vote, to-wit:

AYES: Supervisors Freeman, Mankins, Heilmann, Chairman Kidwell
NOES: None
ABSENT: Supervisor Gates

the foregoing resolution is hereby adopted.

Planning
WEM:ah
PA-34

ELSTON L. KIDWELL
Chairman of the Board of Supervisors

ATTEST:

RUTH WARNKEN
Clerk of the Board of Supervisors

STATE OF CALIFORNIA, }
County of San Luis Obispo, } ss.

I, RUTH WARNKEN, County Clerk and ex-officio Clerk of the Board of Supervisors, in and for the County of San Luis Obispo, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Board of Supervisors, as the same appears spread upon their minute book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this 18th day of January, 19 72.

(SEAL)

RUTH WARNKEN

County Clerk and Ex-Officio Clerk of the Board of Supervisors

By

Lillian L. Stewart

Deputy Clerk